

# EXHIBIT "A"

## Chapter 6.110A --DEVELOPMENT FEES

### Sections:

#### 6.110A.010 Preliminary Plan Review Fees.

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Fees for those preliminary plan review activities included in table 6.110A.010 shall be collected prior  
Table 6.110A.010 - Preliminary Plan Review Fees

Preliminary Plan Review Fees		
Section	Activity	Fee
<b>1</b>	<b>Appeals</b>	
<b>A</b>	<b>Appeals to Hearings Examiner</b>	<del>((1097))</del> 1,021
<b>B</b>	<b>Appeals to Board of Commissioners</b>	<del>((286))</del> 266
<b>2</b>	<b>Planning Fees</b>	
<b>A</b>	<b>Archaeological</b>	
I	Pre-Determination Base fee	<del>((476))</del> 443
	Fee per acre over 5 acres	<del>((66))</del> 61
II	Study Review	<del>((384))</del> 358
<b>B</b>	<b>Annual Reviews Initiated by Property Owners</b> (fee includes rezones in conjunction with annual review)	<del>((7626))</del> 7,100
<b>C</b>	<b>Boundary Line Adjustments or Lot Reconfiguration<sup>1</sup></b>	
I	Base fee	<del>((192))</del> 71
II	Fee per adjustment over 2	<del>((35))</del> 10
<b>D</b>	<b>Columbia River Gorge</b>	<del>((476))</del> 443
<b>E</b>	<b>Conditional Use Permit<sup>2</sup></b>	
I	Minor - Includes day care centers, roadside stands, utility substations, kennels, veterinary clinics, additions of up to 10% of additional square feet beyond the existing building and structures, and similar uses as determined by the planning director	<del>((5015))</del> 4,669
II	Major - All uses not indicated above	<del>((15005))</del> 13,970
<b>F</b>	<b>Continuance of Hearing</b>	

**Table 6.110A.010 - Preliminary Plan Review Fees**

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<b>Section</b>	<b>Activity</b>	<b>Fee</b>
	For any hearing postponed or continued by request of the applicant after legal notice has been given; PROVIDED, that this requirement shall not apply (1) where the request is based upon new information presented at the hearing other than from the applicant	1/2 preliminary plan original fee. If there are associated reviews, the highest permit fee. Max fee is \$5,000.
<b>G</b>	<b>Covenant Release - Full and Partial</b>	<del>((1097))</del> 1,021
<b>H</b>	<b>Forest Practice</b>	
I	Conversion option harvest plan (COHP) with approved current use timber management plan	<del>((640))</del> 568
II	COHP without approved current use timber management plan	<del>((1054))</del> 978
<del>((III))</del>	<del>((Forest conversion when not preceded by an approved COHP))</del>	<del>((1182))</del>
III	Class IV G	
a	including SEPA	1,088
b	without SEPA	728
IV	Type I, single-family dwelling moratorium waiver, field reviews of non-exempt Class I forest practices, and open space / current use taxation	<del>((403))</del> 375
V	Type III, <u>all other</u> moratorium waivers	<del>((9963))</del> 9,276
VI	Hazard Tree Removal Determination, stand alone	350
<b>I</b>	<b>Garden Shed Setback Waiver</b>	<del>((48))</del> 45
<b>J</b>	<b>Habitat Conservation</b>	
I	Clearing permit	<del>((584))</del> 541
II	Habitat Predetermination	<del>((91))</del> 85
III	Stewardship plan	0
<b>K</b>	<b>Home Business <sup>4</sup></b>	
<del>((I))</del>	<del>((Home business /Type I))</del>	<del>((86))</del>
<del>((II))</del>	<del>((Home business /Type I if application received after code enforcement action has been initiated.))</del>	<del>((86))</del>
<del>((III))</del>	<del>((Home business /Type II))</del>	<del>((2831))</del>
<del>((IV))</del>	<del>((Home business/Type II if application received after code enforcement action has been initiated.))</del>	<del>((5548))</del>

**Table 6.110A.010 - Preliminary Plan Review Fees**

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<b>Section</b>	<b>Activity</b>	<b>Fee</b>
<u>I</u>	Minor Urban and Rural Type I Review, and those with private road access / neighborhood agreement	90
<u>II</u>	Minor Urban and Rural Type II Review with private road access / no neighborhood agreement	1,292
<u>III</u>	Plus: Minor Home Business / Type I Review if application received after code enforcement action has been initiated	90
<u>IV</u>	Major Urban Type II review without private road access	564
<u>V</u>	Major urban Type II Review with private road access	1,292
<u>VI</u>	Major Rural Type II review (Base Fee):	564
a	Plus: private road access	892
b	Plus activity area screening	392
c	Plus: Minor Home Business / Type II Review if application received after code enforcement action has been initiated	564
<b><u>L ((AE))</u></b>	<b>Land Use Compliance Fact Sheet ((Zoning Certificate))</b>	<del>((191))</del> 40
<b><u>M ((L))</u></b>	<b>Legal Lot Determination</b>	
	Base fee	<del>((524))</del> 175
	Fee per lot over 2 lots	<del>((192))</del> 65
<b><u>N ((M))</u></b>	<b>Planned Unit Development or Master Plan</b>	
<u>I</u>	P.U.D. - Residential	
a	Base fee <sup>5</sup>	<del>((5819))</del> 5,417
b	Fee per unit	<del>((161))</del> 150
	Base Fee minimum; Base Fee plus 65 unit maximum; 50% reduction of subdivision fee if P.U.D. and subdivision filed simultaneously	
<u>II</u>	P.U.D. - Nonresidential	
a	Base fee <sup>5</sup>	<del>((5819))</del> 5,417
b	Fee per sq. ft. - ground floor	<del>((0.95))</del> 0.88
c	Fee per sq. ft. - upper floor	<del>((0.48))</del> 0.45
	Base Fee minimum; Base Fee plus 19,400 ground floor sq. ft. maximum	
<u>III</u>	P.U.D. - Mixed (One base fee plus residential and non-residential unit/sq. ft. fees)	same fees as I and II
<b><u>O ((N))</u></b>	<b>Planning Director Review</b>	
<u>I</u>	Non-conforming Use and Similar Use Determinations	<del>((193))</del> 180
<u>II</u>	Temporary use - Type I	<del>((886))</del> 825
<u>III</u>	All other reviews <sup>6</sup>	<del>((1611))</del> 1,500

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<b><u>P</u> <del>((O))</del></b>	<b>Plat Alterations</b>		
I	Plat Alteration	<del>((1902))</del>	1,771
II	(If hearing is requested pursuant to CCC 17.701A.060(B), the indicated fee shall be charged to the applicant.)	<del>((1902))</del>	1,771
<b><u>Q</u> <del>((P))</del></b>	<b>Post Decision Review</b>		
I	Post decision review/Type I (includes deadline extensions requests for phased developments)	<del>((621))</del>	578
II	Post decision review/Type II	<del>((1213))</del>	1,129
III	Post decision review/Type III	<del>((1786))</del>	1,663
<b><u>R</u> <del>((Q))</del></b>	<b>Pre-Application Conference (all types)</b>		
I	Pre-application conference	<del>((1038))</del>	997
II	Pre-application waiver request <sup>7</sup>	<del>((143))</del>	133
<del>((III))</del>	<del>((Wetland Only Pre-Application Conference))</del>	<del>((49))</del>	
<b><u>S</u> <del>((R))</del></b>	<b>Renoticing <sup>3</sup></b>		
I	Base fee	<del>((54))</del>	50
II	Per Notice	<del>((1))</del>	1
<b><u>I</u> <del>((S))</del></b>	<b>Reporting - Application and Permit Information <sup>8</sup></b>	Actual salary and benefits for employees performing work plus overhead at a rate of 30%.	
<b><u>U</u> <del>((T))</del></b>	<b>SEPA Review</b>		
I	Single-family residential	<del>((391))</del>	364
II	Short plat - per lot	<del>((294))</del>	274
III	All other reviews		
a	Base fee	<del>((3022))</del>	2,813
b	Fee per acre	<del>((75))</del>	70
III	Subdivision and/or planned unit development		
a	Base fee	<del>((1944))</del>	1,810
b	Fee per lot	<del>((28))</del>	26
IV	Conditional use		
a	Base fee	<del>((3642))</del>	3,391
b	Fee per acre	<del>((75))</del>	70
V	Site plan review - Residential		
a	1 to 5 units	<del>((372))</del>	346
b	6 or more units	<del>((410))</del>	382
VI	Non-projects (includes annual review applications)	<del>((1868))</del>	1,739
VII	Appeals	<del>((191))</del>	178

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VII	EIS Review <sup>8</sup>	Actual salary and benefits for employees performing work plus overhead at a rate of 30%.
<b><u>V</u> <del>((U))</del></b>	<b>Sewer Waiver</b>	<del>((193))</del> 70
<b><u>W</u> <del>((V))</del></b>	<b>Shoreline Permit</b>	
I	Shoreline permit	<del>((3632))</del> 3,381
II	Shoreline conditional use permit	<del>((4517))</del> 4,205
III	Shoreline permit when considered with a variance request	<del>((4517))</del> 4,205
<b><u>X</u> <del>((W))</del></b>	<b>Short Plat</b>	<del>((2966))</del> 2,907
<b><u>Y</u> <del>((X))</del></b>	<b>Sign</b>	
I	Sign	<del>((192))</del> 179
II	Sign if application received after code enforcement action has been initiated.	<del>((724))</del> 674
<b><u>Z</u> <del>((Y))</del></b>	<b>Site Plan Review - Residential</b>	
I	Site plan review/Type I	<del>((295))</del> 275
II	Site plan review/Type II - per unit (\$1,241 minimum; \$12,835 maximum)	<del>((161))</del> 150
<b><u>AA</u> <del>((Z))</del></b>	<b>Site Plan Review - Non Residential</b>	
I	Site plan review/Type I	<del>((1434))</del> 1,414
II	Site plan review/Type II or commercial pad within a previously approved site plan which was not reviewed for the specific use or structure under the original site plan review	<del>((4664))</del> 4,169
III	Land extensive uses such as golf courses	<del>((4624))</del> 4,305
IV	Unoccupied commercial and utility structures	<del>((2144))</del> 1,996
V	Tenant improvements	<del>((94))</del> 88
VI	Binding Site Plan Review (in addition to base fee)	<del>((252))</del> 235
<b><u>AB</u> <del>((AA))</del></b>	<b>Special Valuation - Historic Preservation</b>	<del>((286))</del> 266
<b><u>AC</u> <del>((AB))</del></b>	<b>Subdivision</b>	<del>((6037))</del> 5,269
<b><u>AD</u> <del>((AC))</del></b>	<b>Variance</b>	
I	Type III	<del>((8056))</del> 7,500
II	Type III - When considered with a development application	<del>((4023))</del> 3,745
III	Administrative variance/Type I	<del>((828))</del> 771
IV	Administrative variance/Type I - When considered with a development application	<del>((810))</del> 754
V	Administrative variance/Type II	<del>((1429))</del> 1,330

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<b>Section</b>	<b>Activity</b>	<b>Fee</b>	
VI	Administrative variance/Type II - When considered with a development application	<del>((1125))</del>	1,047
<b><u>AE</u> <del>((AD))</del></b>	<b>Wetland Protection <sup>9</sup></b>		
I	Predetermination	<del>((476))</del>	443
II	Wetland permit 1 acre or more	<del>((1697))</del>	1,580
III	Wetland permit less than 1 acre	<del>((848))</del>	789
IV	Wetland Variance	<del>((1135))</del>	1,057
<b>AF</b>	<b>Zone Change</b>	<del>((3622))</del>	3,372
<b>3</b>	<b>Engineering Fees</b>		
<b>A</b>	<b>Critical Aquifer Recharge Area Permit (CARA) .</b>		
	Type 1, 2, & 3 Site plan review	<del>((1277))</del>	1,189
<b>B</b>	<b>Conditional Use Permit</b>		
I	Stormwater	<del>((1505))</del>	1,401
II	Transportation	<del>((1459))</del>	1,358
<b>C</b>	<b>Continuance of Hearing - Applicant Initiated for Stormwater and/or Transportation Issues</b> (in addition to planning fee)	<del>((857))</del>	798
<b>D</b>	<b>Geological Hazard</b>		
I	Pre-Determination Review	<del>((286))</del>	266
II	Pre-Determination Decision	<del>((521))</del>	485
III	Hazard Area Study Review	<del>((146))</del>	136
<b>E</b>	<b>Home Occupation - Transportation</b>		
I	Home occupation permit - Type I	<del>((56))</del>	52
ii	Home occupation permit - Type II	<del>((161))</del>	150
<b>F</b>	<b>Post Decision Review <del>((Plan Approval))</del> - Plan Revisions</b>		
<del>((I))</del>	<del>((Change specifications before pre-submittal))</del>	<del>((no charge))</del>	
I <del>((II))</del>	Change specifications, <del>((after first review))</del>	1/2 regular fee	
<del>((III))</del>	<del>((Change specifications after final approval))</del>	<del>((Full regular))</del>	
<b>G</b>	<b>Road Modification - Transportation</b>		
I	Design modification Type I or II - Prior to final decision; Type III - prior to public hearing.	<del>((1497))</del>	1,394
II	Design modification (Type I or II) - After final decision (in addition to post decision review fee)	<del>((1878))</del>	1,748
III	Design modification (Type III) - After public hearing or final decision (in addition to post decision review fee)	<del>((3365))</del>	3,133
<b>H</b>	<b>Short Plat</b>		
I	Stormwater plan	<del>((698))</del>	795
II	Title Downstream Conveyance and Disposal Report Review (for infill Projects)		1/2 Stormwater Plan
III	Transportation	<del>((698))</del>	795
<b>I</b>	<b>Site Plan <sup>10</sup></b>		
I	Stormwater plan review		

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<b>Section</b>		<b>Activity</b>	<b>Fee</b>
II	a	Type I or II	<del>((1171))</del> 1,107
	b	Unoccupied commercial and utility structures	<del>((362))</del> 337
	c	Tenant improvements	No fee
		Transportation plan review <sup>10</sup>	
	a	Type I or II	<del>((1349))</del> 1,275
	b	Unoccupied commercial and utility structures	<del>((372))</del> 346
	c	Tenant improvements	No fee
<b>J</b>	<b>Subdivision (all sizes) <sup>10</sup></b>		
I		Stormwater plan review	<del>((1423))</del> 1,469
II		Title Downstream Conveyance and Disposal Report Review (for infill Projects)	1/2 Stormwater Plan
III		Transportation plan review	<del>((1803))</del> 1,861
<b>K</b>	<b>Variance</b>		
I		Stormwater	<del>((1135))</del> 1,057
<b>L</b>	<b>Flood Plain Inquiry</b>		<del>((56))</del> 63
<b>4 ((3))</b>	<b>Fire Marshal Fees</b>		
<b>A</b>	<b>Reviews - Planning and Development Review</b>		
I		Site plan review Type II	<del>((438))</del> 408
II		Type I site plan and planning director reviews	<del>((304))</del> 283
III		All other applicable land use applications	<del>((304))</del> 283
IV		Road modification	<del>((229))</del> 213
<b>B</b>	<b>Reviews - Building Construction/Change in Use/Special or Temporary Use</b>		
I		Building construction/Change in use	
a		1-10,000 sq. ft.	<del>((191))</del> 178
b		Each additional 10,000 sq. ft.	<del>((94))</del> 88
II		Use of building or structure for temporary use	<del>((191))</del> 178

Notes:

- 1 Boundary Line Adjustment does not include legal lot determination fee.
- 2 Conditional Use Planning Fee reduced by 25% when submitted concurrently with Site Plan
- 3 Written request for rescheduling and renoticing of the hearing will be accepted by the applicant if filed within 14 days of the original mailing the public hearing notice. After this 14 day period only requests for a hearing continuance will be accepted.
- 4 No sign fee required

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5 Includes Stormwater and Transportation review

6 Review and approval fee not required for single-family homes in multi-family zones, if submitted with land division application.

7 If accepted, paid at time of application. If denied, included w/ and paid at time of Pre-Application.

8 Cost recovery - Applicant will be required to sign an agreement that they will pay actual costs of review. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of thirty percent (30%). The applicant will be sent

9 The director may waive a part or all of the wetland permit fees for wetland and buffer enhancements, provided (1) the project is not intended to mitigate for wetland buffer impacts, and (2) the project is not the result of an enforcement action.

10 If projects with an approved conditional user permit, planned unit, development or master plan paid for preliminary stormwater and transportation plan reviews at the time of the CUP, PUD, or master plan application, subsequent stages of development in acc

11 For review of projects authorized for overtime, an additional 50% will be added to the permit fees, as applicable.